



MINUTES
Economic Development Authority
November 20, 2018

CALL TO ORDER

The Economic Development Authority meeting was called to order at 5:04 pm.

Present: Chair: Jahn Dyvik; Vice Chair: Carrie Clemens; Board: Lori Goodsell, Tim Hultmann, Marty Schneider, and Tom Skjaret

Staff Present: City Administrator/Executive Director: Scott Weske; City Attorney: John Thames

Absent: Board: Michelle Jerde (with prior notice)

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

A motion was made by Skjaret, seconded by Clemens, to approve the agenda. Ayes: all.

CONSENT AGENDA

A. Approve Minutes of October 16, 2018 EDA Meeting

A motion was made by Schneider, seconded by Clemens, to approve the minutes of the October 16, 2018 EDA meeting. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

Closed/Executive Session: Discussion of Potential Offer for Purchase of Property at 1905 Wayzata Boulevard W – Former BP Station Site

Recess to Closed Session

A motion was made by Skjaret, seconded by Goodsell, to move to closed session at 5:08 pm. Ayes: all.

EDA members, staff and City Attorney discussed a potential draft purchase agreement with Croix Oil for the former BP station property located at 1905 Wayzata Boulevard W and reviewed considerations specific to site conditions and ongoing negotiations. The EDA was supportive of entering into a purchase agreement for the property, with said agreement to include a 90-day due diligence period.

Reconvene to Open Session

A motion was made by Goodsell, seconded by Skjaret, to adjourn the closed session and reconvene the regular EDA session at 5:48 pm. Ayes: all.

Consider Action on Potential Offer for Purchase of Property at 1905 Wayzata Boulevard W - Former BP Station Site

A motion was made by Goodsell, seconded by Skjaret, to enter into the purchase agreement for purchase of the former BP station site property located at 1905 Wayzata Boulevard W. Ayes: all.

Business District Initiative Grant Status Update

Board member Schneider recalled that the City previously received a grant from Hennepin County to help support the Long Lake business district before and during the reconstruction of County Road 112. Board member Schneider noted that in early 2018, the City had hired Bullseye Media to help pursue a project funded by the grant. It was decided to terminate Bullseye Media's assistance with the objectives the City set, leaving the City with \$25,000 of the \$46,000 grant. Board member Schneider made note that purchases associated with the grant must be invoiced to Hennepin County no later than December 31, 2018. Board member Schneider stated he is looking for approval from the EDA to allow City staff to continue to look for ways to use this grant to help the community.

The EDA interposed no objection to the suggestion by Board member Schneider to direct staff to research ways to use the BDI grant to help the community.

Application for EDA Review: Bayport Properties U.S. Inc. (Tom Threlkeld), Discussion of Concept for Virginia Avenue Redevelopment

Chairperson Dyvik introduced Tom Threlkeld of Bayport Properties U.S. Inc.

Mr. Threlkeld stated a broker contacted each resident on Virginia Avenue to determine interest in selling their homes, with the result being that there is one resident who would not like to sell within the neighborhood. Mr. Threlkeld stated the benefits to the City that could be realized with a project as he would propose, noting the City also understands concerns that residents may have and Mr. Threlkeld would be requesting feedback from the EDA.

Mr. Threlkeld presented the details regarding a project proposal for the Virginia Avenue property and adjacent residential properties, explaining that his proposal is for 100 residential units in two buildings that would be located respective of the Virginia Avenue resident not interested in selling at this time. Mr. Threlkeld explained that the buildings as proposed would be 38 feet in height, and displayed potential elevations. Mr. Threlkeld showed the EDA a graphic of the site plan, pointing out the layout of the two buildings proposed and green space area. Mr. Threlkeld stated that Bayport Properties would need assistance to fund Virginia Avenue redevelopment but believes the redevelopment would benefit the City. It was noted that this project cost is estimated at \$30,000,000. Mr. Threlkeld encouraged feedback from the EDA and City, stating Bayport Properties is open to recommendations.

Executive Director Weske suggested establishing a structured driveway due to the heavy amount of traffic near the site. Mr. Weske also suggested utilizing Ehlers & Associates as a consultant for this project.

Board member Schneider noted a developer had approached the City in March that offered alternatives for the site. Board member Schneider suggested the City contact those developers to analyze other offers again.

Board member Goodsell asked Mr. Threlkeld if they would build fewer than 100 units in each building. Mr. Threlkeld responded that Bayport Properties would like to construct at least 100 units in each building.

Board members shared their individual opinions and suggestions on use of the land, with Board members Hultmann and Goodsell noting they were not opposed to the project proposed.

OTHER BUSINESS

None.

ADJOURN

A motion was made by Schneider, seconded by Skjaret, to adjourn the meeting at 6:26 pm. Ayes: all.

Respectfully submitted,
Scott Weske, Executive Director